



KINETON

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

**15 CASTLE ROAD
KINETON
WARWICKSHIRE
CV35 0HY**

11 miles to Stratford-upon-Avon & Banbury
11 miles to Warwick and Leamington Spa
3.5 miles to Junction 12 of the M40 motorway
at Gaydon

**A WELL-PRESENTED EXTENDED SEMI-
DETACHED BUNGALOW WITH
MATURE GARDENS ENJOYING VIEWS
OVER THE DENE VALLEY**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- WC
- Mature Gardens
- Driveway & Garage
- EPC Rating E

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Kineton is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers, pharmacy and butchers. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second home owners, drawn to the village with its facilities, café's, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

15 Castle Road is located towards the end of a quiet cul-de-sac with no through traffic and nearby footpath. The property comprises a semi-detached mid-to-late 20th century bungalow which has undergone extension to the rear of the property and conversion of the former loft into a large second bedroom. The property is presented to an excellent standard with recent redecoration and flooring throughout, with the benefit of oil fired central heating and UPVC double glazing. An attractive south east facing garden to the rear of the property overlooks the surrounding countryside and Dene Valley to the rear.

GROUND FLOOR

Entrance Hall with part-glazed front door, obscured glazed window to side, storage cupboard and boiler cupboard with floor standing oil-fired boiler and shelving. **Kitchen** fitted with a roll top worktop to three walls with inset 1½ bowl single drainer sink with mixer tap. Inset electric hob with extractor hood over, built-in high-level double electric oven, range of drawers and storage cupboards under, space and plumbing for washing machine, matching wall cupboards over and recess for fridge freezer with storage over. Outlook to the front of the property. **Dining Room** with sliding patio doors to rear garden and under stairs storage space. **Sitting Room** with sliding patio doors opening to the rear garden and ornamental fireplace with fitted electric fire. **Bedroom One** outlook to the front of the property, built-in wardrobes with hanging rail and storage cupboards over and built-in airing cupboard with hot

water cylinder and cupboard over. **Shower Room** fitted with enclosed corner shower cubicle with glazed door and Mira electric shower unit. Close coupled WC, wash hand basin set to vanity unit with storage cupboards under, obscured glazed window and towel radiator.

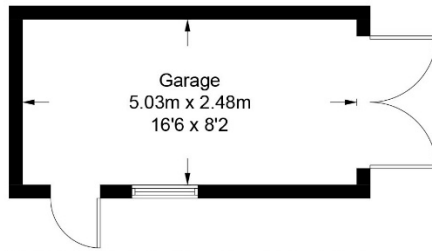
FIRST FLOOR

Staircase from the Dining Room rises to **Bedroom Two**. A large room with window to the rear of the property, outlook over the rear garden and surrounding countryside with eaves storage space. **WC** with close coupled WC and pedestal wash hand basin.

OUTSIDE

To the front of the property a garden, laid lawn with flowerbeds to borders, and a private concrete driveway leads to the side of the property to a covered carport with outside lighting, power supply and access to front door. **Garage** with double doors to front, fitted electric light and power supply, window and part-glazed door to rear garden. Gateway from the carport opens to the enclosed rear garden with paved patio adjoining the rear of the house with low-level wall and flowerbeds. Paved pathway continues past the Garage, where the attractive mature garden is laid to lawn with mature shrubs trees, plants and flowerbeds to borders. Oil tank. Pathway continues the length of the garden to wooden sheds and storage. Paved seating area to the end of the garden enjoys an outlook over the Dene Valley to the rear of the property.

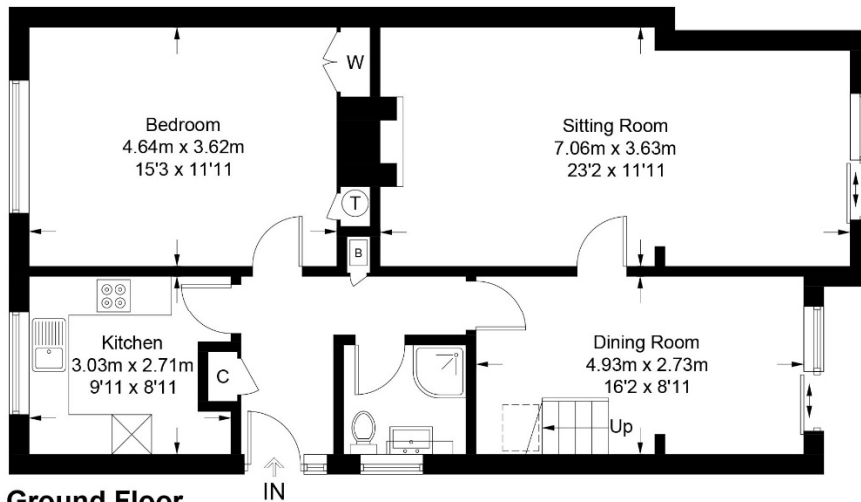




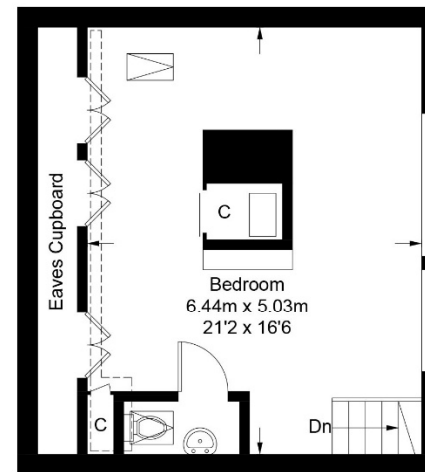
(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0"



Ground Floor
77.3 sq m / 832 sq ft



First Floor
32.6 sq m / 351 sq ft

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 122.5 sq m / 1319 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1186283)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.

Mains Gas fired central heating.

Ofcom Broadband availability: *Superfast*.

Ofcom outdoor Mobile coverage likely: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 46 Potential: 74

Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

CV35 0HY

From the village centre proceed along the Warwick Road, passing the Pharmacy where the turning into Castle Road will be found on the left-hand side. Proceed to the end of the street, where the property will be found on the left-hand side.

What3Words:

///situated.clashing.hers

CS-2277/14.04.2025

2 Banbury Street
Kineton CV35 0JS
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sales@colebrookseccombes.co.uk

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